

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Meeting of Thursday October 14, 2010
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

The meeting was called to order by Chairman Gary Croletto at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Croletto, Vice-Chair Griffin, Commissioner Rowe,
Commissioner Cullick, and Commissioner Reesman

Commissioner Absent:

Staff Present: Director of Planning & Building David Hanham, City Clerk Mary
Kelly, and City Administrator Dave Richards

APPROVAL OF MINUTES

1. Approval of the September 9, 2010 Planning Commission Minutes.

Under Planning Commission Matters on page 2 before the motion please add:
Chair Croletto questioned the "Draft August 2006" on the Land Use Map.

**MOTION BY COMMISSIONER GRIFFIN AND DULY SECONDED BY
COMMISSIONER ROWE AND CARRIED 4-0-1 WITH COMMISSIONER CULLICK
ABSTAINING TO APPROVE THE SEPTEMBER 9, 2010 PLANNING COMMISSION
MEETING MINUTES AS AMENDED.**

VERIFICATION OF RESOLUTIONS

None

PUBLIC COMMENTS

OPENED 6:12 P.M.

CLOSED 6:13 P.M.

COMMUNICATIONS AND PETITIONS

None

PUBLIC HEARING

None

Planning Director Hanham stated that he would like to move item number 4 up to item number 2, the Vacation Rental Policy, because the City Administrator is here tonight to hear this item.

The Commission concurs to move item number 4 to item number 2.

PLANNING COMMISSION MATTERS

2. (Old Item #4) Vacation Rental Policy

Planning Director Hanham presented the background on the vacation rental policy. Staff is looking for direction from the commission to continue to do research and to make a policy.

Commissioner Griffin asked what type of rentals this policy will be about. What is the effect on the City?

Planning Director Hanham stated that there are people renting out their houses in Greenhorn Creek, Angels Oaks, and throughout the rest of the City. People are complaining that live next to these houses as well as the City losing out on Transit Occupancy Tax (TOT) revenue.

Commissioner Rowe stated that she would like to see what other cities have done about this issue.

Planning Director Hanham stated that he would like to get together some different ordinances from different cities to see what would fit best here in Angels Camp.

Commissioner Reesman asked if there was more than one complaint about this issue. How much TOT tax do we get now from these types of rentals?

Planning Director Hanham stated that there was one formal complaint. Most of the problems are usually in the summer time. The summer season is when we would see most of the complaints. In terms of TOT, Staff would have to research and get numbers and check with property managers.

City Administrator Richards stated that when we have homes operating as a business it creates an unlevel playing field to those who play by the rules and pay their taxes. So it creates an unfair advantage to those that go outside the rules.

Chair Croletto suggested that Commissioner Reesman be on the committee because of her experience in this subject. Mendocino County's ordinance was done well and I think that it would be a good place to start for us. Napa's guest cottages are also done well.

The new committee will have two commissioners appointed to it and the commission concurred that the commissioners would be Commissioner Reesman and Commissioner Cullick.

Anna Guterrez – Local Property Manager.

Ms. Guterrez informed the Commission that the GHC Cottages contributed \$6,500.00 in TOT for the July through September period.

3. (Old Item #2) Preservation Ordinance and the Heritage Oak & Tree Cutting Ordinance Review.

Planning Director Hanham presented the staff report.

17.63.100 Tree Preservation

Page 4, 9, remove strikethroughs of and of.

Page 5, B, Topic Covered, last sentence change “landmark” to “heritage”.

Page 5, C, Applicability, 2nd line down, delete “Oak”.

Page 5, C, Applicability, 3rd line down, leave in the two words of “oak” and “an oak”.

Commissioner Reesman asked if a certified arborist had been consulted in preparation of the guidelines and ordinance. Commissioner Rowe stated that an arborist has not been consulted. Commissioner Reesman stated she has spoken to an arborist who felt the 6” size for a heritage tree was too small. The diameter should be anywhere from 14” – 24”. The arborist also suggested picking 5 or 6 trees that are truly native to the area instead of encompassing every tree in the City. The Commission agreed to leave the guidelines and ordinance as it is written.

17.64.100 Tree Ordinance

Change title from “Oak Tree Preservation Guidelines” to “City of Angels Oak & Heritage Tree Preservation Guidelines”.

4. (Old Item #3) Nominations for Historical Committee

Chair Croletto requested being appointed to the committee and recommended Commissioner Griffin be appointed also. Commissioners Reesman and Rowe expressed their interest in serving on the committee. It was agreed that commissioners Croletto and Griffin serve on the Historical Committee.

COMMITTEE REPORTS

5. Joint City Council/Planning Commission Workshops – Chairman Croletto.

Chair Croletto stated that there is nothing new to report at this time.

6. Infrastructure Committee – Chairman Croletto

Committee to meet on the 15th.

7. Traffic Circulation Committee- Commissioner Griffin

October meeting cancelled – nothing to report.

8. General Plan Implementation-Commissioner Rowe

Commissioner Rowe reported there is nothing new to report.

9. BLT-Director of Planning & Building Dave Hanham

A workshop will be held in November regarding the direction of the BLT.

COMMISSIONER’S REPORTS

15. Action List-Chair Croletto

No Action list for October.

Commissioner Rowe reminded the members of the November 8th ACBA meeting where the new “Angels City Hotel” will be discussed.

Chair Croletto reported that the Planning Commissioners are required to review developer agreements annually. He asked City Staff to provide the reports for Stelte Park and GHC.

STAFF REPORTS

Planning Director Hanham reported that he has received the draft copy of the walking trail and will be bringing it to the Commission in December. He will be meeting with CCOG and County staff on the 15th to review and revise the CCOG JPA.

NOTE: Due to Veteran's Day, the Planning Commission will meet on Thursday, November 18th. The Planning Director was directed to cancel the meeting if there were no pressing items.

MEETING WAS ADJOURNED AT 8:00PM.



Gary Croletto, Chairman

ATTEST:



Jennifer Preston, Deputy City Clerk
Attest by tape recordings of meeting